

Local Market Update for January 2026

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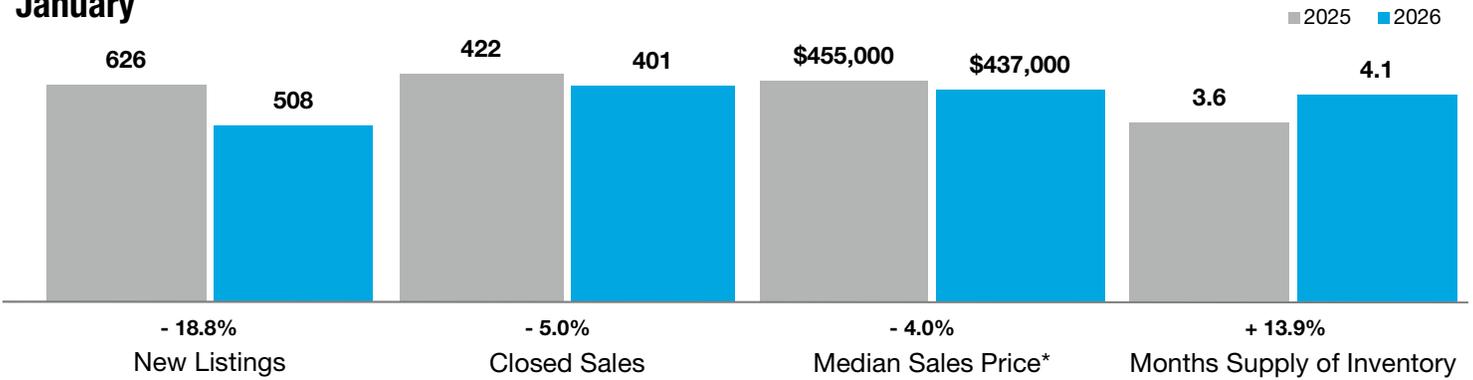
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	626	508	- 18.8%	626	508	- 18.8%
Pending Sales	472	473	+ 0.2%	472	473	+ 0.2%
Closed Sales	422	401	- 5.0%	422	401	- 5.0%
Median Sales Price*	\$455,000	\$437,000	- 4.0%	\$455,000	\$437,000	- 4.0%
Average Sales Price*	\$544,068	\$584,256	+ 7.4%	\$544,068	\$584,256	+ 7.4%
Percent of Original List Price Received*	94.7%	91.2%	- 3.7%	94.7%	91.2%	- 3.7%
List to Close	116	134	+ 15.5%	116	134	+ 15.5%
Days on Market Until Sale	62	85	+ 37.1%	62	85	+ 37.1%
Cumulative Days on Market Until Sale	70	97	+ 38.6%	70	97	+ 38.6%
Average List Price	\$616,836	\$588,960	- 4.5%	\$616,836	\$588,960	- 4.5%
Inventory of Homes for Sale	1,805	2,253	+ 24.8%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation

